

**MINUTES OF AN ADJOURNED REGULAR  
MEETING OF THE TORRANCE CITY COUNCIL**

**1. CALL TO ORDER**

The Torrance City Council convened in an adjourned regular session at 6:00 p.m. on Tuesday, October 25, 2005 in City Council Chambers at Torrance City Hall.

**ROLL CALL**

Present: Councilmembers Guyton, Mauno, McIntyre, Nowatka, Scotto, Witkowsky and Mayor Walker.

Absent: None.

Also Present: City Manager Jackson, City Attorney Fellows, City Clerk Herbers, and other staff representatives.

Agenda Item 17 was considered out of order at this time.

**17. EXECUTIVE SESSION**

The Council immediately recessed to closed session to confer with the City Manager and the City Attorney on agenda matters listed under 17A) Conference with Labor Negotiator, 17B) Public Employee Evaluation – City Manager and City Attorney, and 17C) Real Property Conference with Real Property Negotiator, pursuant to California Government Code Sections 54957.6, 54957 and 54956.8.

The Council reconvened in Council Chambers at 7:10 p.m. No formal action was taken on any matter considered in closed session.

**2. FLAG SALUTE/INVOCATION**

The Pledge of Allegiance was led by Councilmember Nowatka.

Councilmember Scotto gave the non-sectarian invocation.

**3. AFFIDAVIT OF POSTING/WAIVE FURTHER READING**

**MOTION:** Councilmember McIntyre moved to accept and file the report of the City Clerk on the posting of the agenda for this meeting. The motion was seconded by Councilmember Scotto and passed by unanimous roll call vote.

**MOTION:** Councilmember McIntyre moved that after the City Clerk has read aloud the number and title to any resolution or ordinance on the meeting agenda, the further reading thereof shall be waived, reserving and guaranteeing to each Councilmember the right to demand the reading of any such resolution or ordinance in regular order. The motion was seconded by Councilmember Scotto and passed by unanimous roll call vote.

**4. WITHDRAWN OR DEFERRED ITEMS**

Attachment D of item 11D regarding Safety Management was withdrawn.

**5. COUNCIL COMMITTEE MEETINGS AND ANNOUNCEMENTS**

City Manager Jackson announced that the appointment of Planning Commissioners has been deferred to the meeting of November 8. Applications will continue to be accepted until Wednesday, November 2, 2005 at 5:30 p.m.

Councilmember Witkowsky announced a Community Planning and Design Committee meeting to be held on Thursday, October 27, at 5:00 p.m., in the 3<sup>d</sup> Floor Assembly Room to discuss strategies for undergrounding utilities.

**6. COMMUNITY MATTERS**

**6A. RESOLUTION NO. 2005-113 RE POLICE OFFICER GREGORY RAYMOND SATTERFIELD**

**RESOLUTION NO. 2005-113**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE HONORING POLICE OFFICER GREGORY RAYMOND SATTERFIELD UPON HIS RETIREMENT FROM THE CITY AFTER TWENTY-FIVE YEARS OF SERVICE.

**MOTION:** Councilmember Witkowsky moved for the adoption of Resolution No. 2005-113. The motion was seconded by Councilmember McIntyre and passed by unanimous roll call vote.

Mayor Walker presented the resolution to Greg Satterfield, who accepted with appreciation.

**6B. RESOLUTION NO. 2005-114 RE BARBARA J. BARKER-KRANK**

**RESOLUTION NO. 2005-114**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE HONORING BARBARA J. BARKER-KRANK UPON HER RETIREMENT FROM THE CITY AFTER TWENTY-THREE YEARS OF SERVICE.

**MOTION:** Councilmember Witkowsky moved for the adoption of Resolution No. 2005-114. The motion was seconded by Councilmember Nowatka and passed by unanimous roll call vote.

Mayor Walker presented the resolution to Barbara Barker-Krank, who accepted with appreciation.

Community Services Director Barnett commended Ms. Barker-Krank for her service, noting that she has been an invaluable employee, and wished her well in her retirement.

**6C. PROCLAMATION RE “RED RIBBON WEEK”**

Mayor Walker presented a proclamation to Torrance Council of PTAs Director of Health Debbie Deutsch declaring the week of October 23 through October 29, 2005 as ***Red Ribbon Week*** in the City of Torrance and urging all citizens to participate in drug awareness activities throughout the City and display or wear red ribbons during this week to make a strong, visible commitment to live a healthy life.

Police Lieutenant Rod Irvine provided background information about the origin of Red Ribbon Week, noting that its purpose is to promote a healthy, drug-free lifestyle through prevention and education.

**6D. PROCLAMATION RE “PTA MEMBERSHIP ENROLLMENT MONTH”**

Mayor Walker presented a proclamation to Torrance Council of PTAs Director of Organization Tish Carney declaring the month of October 2005 as ***PTA Membership Enrollment Month*** in the City of Torrance and encouraging parents, teachers, students, and other community members to join the PTA in being advocates for all children.

Ms. Carney thanked Mayor Walker, Councilmember McIntyre and Councilmember Scotto for purchasing PTA memberships for all Torrance schools.

Caren Dutton, Torrance High School PTSA, presented membership pins to elected officials, noting that the pins were designed by students.

**6E. APPOINTMENT OF YOUTH COUNCIL MEMBERS**

**Recommendation**

Recommendation of the **Community Services Director** that City Council confirm the appointments of 16 members to the 2005-2006 Torrance Youth Council and have them officially sworn in by the City Clerk.

**MOTION:** Councilmember Witkowsky moved to confirm the appointments to the 2005-2006 Torrance Youth Council. The motion was seconded by Councilmember Nowatka and passed by unanimous roll call vote.

The following Youth Council members were appointed: Jennifer Chen, Alyssa Hall, Nicole Hartig, Victoria Hsieh, Ashley Hunt, Susan Kwak, Tommy Nguyen, Doo Park, Nina Sawhney, Cheiny Shiau, Anthony Tangoan, Annie To, Deva Trejo, Maria Turcios, Grace Wu, and Christina Yuen.

City Clerk Herbers administered the oath of office to members present.

**6F. CITYWIDE WEB REDESIGN PROJECT**

**Recommendation**

Recommendation of the **City Manager** that the Mayor and City Council cut a virtual ribbon on the City of Torrance's Citywide Web Redesign Project.

Cable and Community Relations Manager Smith announced the redesign of the City of Torrance website and introduced members of the redesign team.

Following a ribbon cutting ceremony, Community Relations Associate Paras provided a virtual tour of the site using the projection screen in Council Chambers.

**7. CONSENT CALENDAR**

**7A. APPROVAL OF MINUTES – AUGUST 16, 2005**

**7B. EMERGENCY PREPAREDNESS FAIR**

Considered separately, see page 5.

**7C. COMMISSION ON AGING 2004-2005 ANNUAL REPORT**

**Recommendation**

Recommendation of the **Community Services Director** and the **Commission on Aging** that City Council accept and file the Commission on Aging 2004-2005 Annual Report.

**7D. COMMUNITY SERVICES COMMISSION 2004-2005 ANNUAL REPORT**

**Recommendation**

Recommendation of the **Community Services Director** and the **Community Services Commission** that City Council accept and file the Community Services Commission 2004-2005 Annual Report.

**7E. AIRPORT COMMISSION 2004-2005 ANNUAL REPORT**

**Recommendation**

Recommendation of the **General Services Director** and the **Airport Commission** that City Council accept and file the Airport Commission 2004-2005 Annual Report.

**7F. PURCHASE AGREEMENT WITH GALE SUPPLY COMPANY**

**Recommendation**

Recommendation of the **General Services Director** that City Council authorize a purchasing agreement with Gale Supply Company of Los Angeles, CA (B2005-50) in an amount not to exceed \$ 104,600. The vendor will provide various custodial paper goods consisting of paper towels, toilet tissue and toilet seat covers on an "as needed basis" for a term of one (1) year, effective November 1, 2005 through October 31, 2006.

**7G. APPROVAL OF FINAL TRACT MAP NO. 53477**

**Recommendation**

Recommendation of the **Community Development Director** that City Council:

- 1) Approve Final Tract Map No. 53477, creating 13 attached condominium units on one lot, subdivided by Silzan Co., Inc., and located at 2200 - 2248 Dominguez Street, which substantially conforms to and meets all conditions of approval of the Tentative Map;
- 2) Accept a 15' corner radius street easement at the intersection of Dominguez Street and Cota Avenue; and
- 3) Accept a 10' corner cut-off easement at the southwest corner of the lot.

**7H. TRAINING AGREEMENT WITH LOS ANGELES HARBOR COLLEGE**

**Recommendation**

Recommendation of the **Human Resources Director** that City Council authorize the execution of a vocational training agreement with Los Angeles Harbor College (\$47,000) to serve 20 Out-of-School Youth.

**7I. CONTRACT SERVICES AGREEMENT RE TRANSFER STATION SERVICES**

**Recommendation**

Recommendation of the **Public Works Director** that City Council:

- 1) Accept the proposal submitted by Browning Ferris Industries (BFI) to provide transfer station services for the City's residential waste and award a contract to this firm for \$36.90/ton for waste disposal (B2005-47). The agreement term is three years with two additional one-year extension options and includes an annual CPI increase with a 5% cap;
- 2) Reject all other proposals; and
- 3) Authorize the Mayor to execute and City Clerk to attest to said agreement.

**7J. CONTRACT FOR LINE-BY-LINE ANALYSIS OF TRANSIT SYSTEM**

**Recommendation**

Recommendation of the **Transit Director** that City Council authorize the Mayor to execute and the City Clerk attest to an agreement with Transportation Management & Design, Inc. (TMD) to conduct a line-by-line analysis of the Torrance Transit System (B2005-49) for a cost not to exceed \$69,153.

**MOTION:** Councilmember Mauno moved for the approval of Consent Calendar Items 7A, and 7C through 7J. The motion was seconded by Councilmember Scotto and passed by unanimous roll call vote.

Consent Calendar Item 7B was considered at this time.

**7B. EMERGENCY PREPAREDNESS FAIR**

**Recommendation**

Recommendation of the **Chief of Police** that the Police Emergency Services Coordinator, in conjunction with City Departments, City-sponsored volunteer groups (TARA, CERT, Area G Veterinary Team, Neighborhood Watch) and other City-affiliated groups (CVAN, Red Cross, Salvation Army), host and conduct an Emergency Preparedness Fair.

Councilmember Witkowsky wanted to call attention to the Emergency Preparedness Fair tentatively scheduled for February 2006 and commended City-sponsored volunteer groups for the assistance they have provided.

Emergency Services Coordinator Pachon briefly discussed the fair, explaining that first responders and disaster service volunteer groups will be present with static displays of emergency equipment/vehicles and that local vendors will display disaster supplies and provide the community with an opportunity to purchase items for their own emergency kits.

At Councilmember Witkowsky's request, Police Chief Herren reported on a recent incident where the west portion of Torrance experienced an interruption in telephone service and the City activated the emergency operation center as a precaution, which involved the mobilization of TARA (Torrance Amateur Radio Association) volunteers.

**MOTION:** Councilmember Witkowsky moved to concur with the staff recommendation. The motion was seconded by Councilmember Scotto and passed by unanimous roll call vote.

**10. PUBLIC SAFETY**

**10A. ADOPTION OF NATIONAL INCIDENT MANAGEMENT SYSTEM (NIMS)**

**Recommendation**

Recommendation of the **Chief of Police** and the **Emergency Preparedness Team** that City Council adopt a Resolution adopting the National Incident Management System (NIMS) as the standard for incident management, and participate in the phased implementation of the National Incident Management System.

Police Chief Herren reported that the National Incident Management System (NIMS) was established so that government agencies would be able to coordinate their response to domestic emergencies more efficiently and effectively and noted that Torrance already has a similar system (Standardized Emergency Management System) in place.

**MOTION:** Councilmember Scotto moved to concur with the staff recommendation. The motion was seconded by Councilmember McIntyre and passed by unanimous roll call vote.

**RESOLUTION NO. 2005-115**

A RESOLUTION OF THE CITY COUNCIL OF CITY OF TORRANCE  
ADOPTING THE NATIONAL INCIDENT MANAGEMENT SYSTEM (NIMS)

**MOTION:** Councilmember Witkowsky moved for the adoption of Resolution No. 2005-115. The motion was seconded by Councilmember Nowatka and passed by unanimous roll call vote.

**11. ADMINISTRATIVE MATTERS**

**11A. CITY COUNCIL COMMITTEE ASSIGNMENTS**

**Recommendation**

Recommendation of the **City Manager** that City Council Committee assignments vacated by outgoing Councilman Ted Lieu be assumed by newly appointed Councilman Rod Guyton until the end of his current term.

**MOTION:** Councilmember McIntyre moved to concur with the staff recommendation. The motion was seconded by Councilmember Scotto and passed by unanimous roll call vote.

**11B. PROGRAM SUPPLEMENT AGREEMENT RE SAFE ROUTE TO SCHOOL PROGRAM**

**Recommendation**

Recommendation of the **Public Works Director** that City Council:

- 1) Modify the City's FY2005-2009 Capital Budget to include a new project entitled the Torrance Safe Route to School Program, S-33;
- 2) Adopt a Resolution authorizing approval of Program Supplement Agreement No. 0B14 Rev. 000 with the State of California to provide funds for the Safe Route to School Program; and
- 3) Authorize the Mayor to execute and the City Clerk to attest to Program Supplement Agreement No. 0B14 Rev. 000 to the Administering Agency-State Master Agreement No. 000249.

Project Manager Bilezarian reported that the Program Supplement Agreement will provide \$227,700 in grant funds, which along with City matching funds of \$25,300, will be used to enhance safety and driver awareness in school zones throughout the City. He noted that improvements will include signs, flashing beacons, and striping and that priority will be given to Madrona School, Edison School, Yukon School and West High.

**MOTION:** Councilmember Scotto moved to concur with the staff recommendation. The motion was seconded by Councilmember McIntyre and passed by unanimous roll call vote.

**RESOLUTION NO. 2005-116**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE  
AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE AND THE  
CITY CLERK TO ATTEST TO PROGRAM SUPPLEMENT AGREEMENT  
NO. 0B14 REV. 000 TO ADMINISTERING AGENCY-STATE MASTER  
AGREEMENT NO. 000249 WITH THE STATE OF CALIFORNIA

**MOTION:** Councilmember Witkowski moved for the adoption of Resolution No. 2005-116. The motion was seconded by Councilmember Nowatka and passed by unanimous roll call vote.

**11C. ASSIGNMENT/ASSUMPTION OF LEASE RE 24751 CRENSHAW BOULEVARD**

**Recommendation**

Recommendation of the **Land Management Team** that City Council authorize the Mayor to execute and the City Clerk to attest to:

- 1) Ground Lessor Estoppel Statement to William J. Adkins, Trustee of the Adkins Family Trust Established April 16, 1991; and
- 2) Assignment and Assumption of Lease by and between JOSHMO, LLC, an Oregon limited liability company (Assignor), William J. Adkins, Trustee of the Adkins Family Trust Established April 16, 1991 (Assignee) and the City of Torrance, a municipal corporation (Lessor) for property located at 24751 Crenshaw Boulevard.

Assistant to the City Manager Sunshine reported that negotiations are underway to allow this property to be utilized by South Bay Lexus for the servicing and storage of vehicles.

**MOTION:** Councilmember Scotto moved to concur with the staff recommendation. The motion was seconded by Councilmember McIntyre and passed by unanimous roll call vote.

**11D. RESOLUTIONS RE CERTAIN FULL-TIME SALARIED AND HOURLY EMPLOYEES; CERTAIN PART-TIME HOURLY EMPLOYEES; EXECUTIVE AND MANAGEMENT EMPLOYEES; SAFETY MANAGEMENT EMPLOYEES; AND ELECTED OFFICIALS**

Recommendation of the **City Manager** that City Council:

- 1) Adopt a Resolution for Certain Full Time Salaried and Hourly Employees including a pay increase of 5% from December 25, 2005;
- 2) Adopt a Resolution for Certain Part Time Hourly Employees including a pay increase of 5% from December 25, 2005;
- 3) Adopt a Resolution for Executive and Management Employees increasing the reference point based on salary survey;
- 4) Adopt a Resolution for Safety Management Employees;
- 5) Adopt a Resolution for Elected Officials; and
- 6) Authorize one-time payments to various groups.

**MOTION:** Councilmember Scotto moved to concur with the staff recommendation (Safety Management Employees Resolution was withdrawn). The motion was seconded by Councilmember McIntyre and passed by unanimous roll call vote.

**RESOLUTION NO. 2005-117**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE  
SETTING FORTH HOURS, WAGES, AND WORKING CONDITIONS FOR  
CERTAIN FULL TIME SALARIED AND HOURLY EMPLOYEES  
BEGINNING JULY 1, 2005, AND REPEALING RESOLUTION NO. 2004-82

**MOTION:** Councilmember Witkowski moved for the adoption of Resolution No. 2005-117. The motion was seconded by Councilmember Nowatka and passed by unanimous roll call vote.

### **RESOLUTION NO. 2005-118**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE SETTING FORTH HOURS, WAGES, AND WORKING CONDITIONS FOR CERTAIN PART TIME HOURLY EMPLOYEES beginning JULY 1, 2005, AND REPEALING RESOLUTION NO. 2004-83

**MOTION:** Councilmember Witkowsky moved for the adoption of Resolution No. 2005-118. The motion was seconded by Councilmember Nowatka and passed by unanimous roll call vote.

### **RESOLUTION NO. 2005-119**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE SETTING FORTH HOURS, WAGES, AND WORKING CONDITIONS FOR EXECUTIVE AND MANAGEMENT EMPLOYEES EFFECTIVE JULY 1, 2005 AND REPEALING RESOLUTION NO. 2004-84

**MOTION:** Councilmember Witkowsky moved for the adoption of Resolution No. 2005-119. The motion was seconded by Councilmember Nowatka and passed by unanimous roll call vote.

### **RESOLUTION NO. 2005-121**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE SETTING FORTH HOURS WAGES AND WORKING CONDITIONS FOR ELECTED OFFICIALS BEGINNING JULY 1, 2005 AND REPEALING RESOLUTION NO. 2004-85

**MOTION:** Councilmember Witkowsky moved for the adoption of Resolution No. 2005-121. The motion was seconded by Councilmember Nowatka and passed by unanimous roll call vote.

## **12. HEARINGS**

### **12A. CUP05-00022, DIV05-00010: ROBERT TREMAN – 815 PORTOLA AVENUE**

#### **Recommendation**

Recommendation of the **Community Development Director** that City Council approve the appeal and adopt Resolutions approving a Conditional Use Permit to allow the construction of two detached condominium units and a Division of Lot for condominium purposes on property located in the R-2 zone at 815 Portola Avenue. The **Planning Commission** recommends that City Council deny the appeal and deny the project.

Mayor Walker announced that this was the time and place for a public hearing on this matter. City Clerk Herbers confirmed that the hearing was properly advertised.

Commissioner Guyton noted that he was a Planning Commissioner at the time this project was considered by the Planning Commission; that the City Attorney had confirmed that this would not preclude him from participating in this hearing; and that he intended to base his decision on the information presented to the Council.

With the aid of slides, Planning Manager Isomoto briefly described the proposed two-unit detached condominium project, noting that it features Craftsman-style architecture and exterior materials compatible with other residences in the neighborhood. She reported that the Planning Commission voted 50 to deny the project, with one abstention, after neighbors expressed concerns about the demolition of an older bungalow,



the proximity of the two-story units to surrounding homes, the loss of on-street parking and the potential removal of the magnolia tree in the front setback. She advised that Community Development Director was recommending approval of the appeal and approval of the project, noting that it meets all development standards for the R-2 Zone.

Robert Treman, project architect, stated that the proposed project was designed to enhance and blend with neighborhood and noted that if the project did not involve a Division of Lot for condominium purposes, it could be built simply by obtaining building permits because it meets or exceeds zoning requirements. He pointed out that the driveway on Portola is single-car width in order to preserve on-street parking and that on-site parking includes 2 two-car garages, a guest parking space, and space for two vehicles in the driveway.

Mayor Walker suggested the possibility of having both units take access from the alley. Mr. Treman explained that this type of arrangement was not possible due to the small size of this lot.

Councilmember Witkowsky stated that, in addition to the curb cut on Portola, she was concerned that the project's front-facing garage and side entry were not consistent with homes in this neighborhood and suggested a design that incorporates a front porch.

Tiffany Young, Portola Avenue, voiced objections to the proposed project, maintaining that it would exacerbate existing parking problems and detract from the character of the neighborhood.

Lila Carmon, Portola Avenue, noted that she lives next door to the subject property and expressed concerns that construction would cause her 1927 Spanish-style home to crack, aggravate her asthma, and make it impossible to sleep during daytime hours, which is necessary because both she and her son work nights. She stated that Portola residents must sometimes park two or three blocks away and the proposed project would only make the parking situation worse.

Susan Colagiovanni, Portola Avenue, expressed concerns about the potential loss of the large magnolia tree that borders the subject property and contended that the project was not compatible with the neighborhood. She noted that front porches add to the charm of the neighborhood and encourage social interaction.

Charles Belak-Berger, Redondo Beach, architect for a project at 1008 Arlington Avenue (Agenda Item 12B), reported that the two projects are similar, but no curb cut was allowed for his project, therefore, all access had to be taken from the alley. He voiced his opinion that being confined to alley access makes for a worse project because either private open space must be sacrificed to create an interior drive court or garages take up the entire lower level of the rear unit.

Leaneore Jurgeson, Portola Avenue, contended that razing the existing home on this site would be a devastating loss to the neighborhood because the materials and craftsmanship are irreplaceable.

Samantha Evans, Portola Avenue, stated that she shares her neighbors' concerns about the project, including the loss of the large magnolia tree, the impact on parking, and the out-of-place structure that will loom over other homes in the neighborhood.

Janet Payne, Engracia Avenue, questioned why a curb cut was approved by the Engineering Department for this project despite the narrow streets and limited parking in this area. She voiced her opinion that the project was too large and not compatible with the neighborhood due to its front-facing garage, explaining that this street was designed so that all homes would take access from the alley. She urged the Council to uphold the Planning Commission's decision and deny the project.

**MOTION:** Councilmember Scotto moved to close the public hearing. The motion was seconded by Councilmember McIntyre and passed by unanimous roll call vote.

Mayor Walker voiced his opinion that this project could be better designed, eliminating the front-facing garage and adding design elements to make it more compatible with the neighborhood, and thought it was only common sense that the magnificent magnolia tree should be preserved. He indicated that he could not support the project as proposed and favored allowing the applicant an opportunity to redesign it, expressing confidence that it could be done in a way that would be acceptable to neighbors and still meet the applicant's needs.

Councilmember Witkowski stated that she also could not support the project because of the design's incompatibility with the neighborhood. She recognized that the property owner has the right to build two units on this R-2 lot, but suggested that building a large single-family residence might be another option that would still be profitable, in view of the priceless single-family homes on this block.

Councilmember Mauno indicated that he would not support a design with a front-facing garage because it would detract from the character of this picturesque block, which has front lawns uninterrupted by driveways. He commented on the practical difficulty of designing a two-unit project for this small narrow lot and suggested that the units might have to be downsized or the applicant might consider working with the existing structure.

Councilmember McIntyre stated that she believed the proposed project violates the spirit of this unique neighborhood and that approving it would go against everything that has been done to try to enhance and preserve the downtown area. She expressed her willingness to reconsider the project, but only after a substantial redesign.

Councilmember Guyton reported that he revisited the site and was again struck by the charm and uniqueness of this street and agreed that a front-facing garage and driveway would detract from it. While recognizing that the project could be built as proposed without dividing the lot for condominium ownership, he expressed the hope that the property owner would listen to councilmembers' suggestions and return with a revised project.

Councilmember Scotto recommended pushing the second story back and incorporating a front porch so the project would look more like the homes on this block. He suggested that the applicant might have to consider a single-family residence with access from the alley due to the size of this lot.

Councilmember Nowatka expressed his preference that the existing house be preserved.

**MOTION:** Councilmember Witkowski moved to refer this item back to the Planning Commission following redesign. The motion was seconded Councilmember Scotto and passed by unanimous roll call vote.

CITY CLERK NOTE: Resolutions were not adopted.

The City Council recessed from 9:11 p.m. to 9:20 p.m.

**12B. CUP05-00020, DIV05-00009: MENILOS SARIDAKIS – 1008 ARLINGTON AVE.**

**Recommendation**

Recommendation of the **Community Development Director** that City Council approve the appeal and adopt Resolutions approving a Conditional Use Permit to allow the construction of two new attached condominium units and a Division of Lot for condominium purposes on property located in the R-3 zone at 1008 Arlington Avenue.

The **Planning Commission** recommends that City Council deny the appeal and deny the project.

Mayor Walker announced that this was the time and place for a public hearing on this matter. City Clerk Herbers confirmed that the hearing was properly advertised.

With the aid of slides, Planning Manager Isomoto reviewed the zoning of surrounding properties, noting that there is a mix of single and multiple-family residences and a 21-unit condominium development is under construction across the alley to the east. She briefly described the proposed two-unit condominium project, noting that the units are attached at the second-floor level over a 30-foot drive court, which provides access to garages and the guest parking space. She advised that staff was recommending that the architect make some minor alterations to the design to make it more representative of the architectural style of surrounding residences. She reported that the Planning Commission voted 5-1 to deny the project after neighbors voiced concerns about its lack of conformity with the neighborhood, overcrowding, and the loss of parking. She noted that the Community Development Director was recommending approval of the appeal and approval of the project.

Councilmember Scotto questioned why access to the rear unit's garage was not taken directly from the alley. Planning Manager Isomoto advised that having facing garages that take access from the drive court allows for the area behind the rear unit to be used for private open space.

Charles Belak-Berger, project architect, expressed his willingness to add architectural elements and recess the second story to make the project more compatible with the neighborhood. He voiced his opinion that having facing garages and an interior drive court was preferable to having a large concrete driveway along the rear of the property, noting that the 30-foot backup area should provide ample room for maneuvering as most cities require only 25 feet.

Mayor Walker reported that he once lived where there was a similar parking arrangement and found it to be very satisfactory. Mr. Belak-Berger pointed out that it is also safer than backing out into a busy alley.

Menilos Saridakis, owner of the subject property, stated that he spoke with the Planning Department two years ago before purchasing the property to confirm that he could build two condominium units on this R-3 lot and expressed frustration that he has been unable to gain approval of a project despite repeated revisions while his expenses continue to mount. He related his understanding that the project meets all requirements.

Stephanie Albers, Arlington Avenue, stated that the proposed condominiums would tower over her home, which is also being impacted by the condominiums being built to the east. She expressed concerns about being inundated by noise and pollution from construction and overcrowding. She commented on existing parking problems and noted that the alley to the rear is very narrow and congested. She reported that there are no other condominiums on this block and this project would interrupt this conformity.

Dave Rawchenberger, Arlington Avenue, submitted a letter in opposition to the project from Vicky Williams, Arlington Avenue, citing the impact on parking and overcrowding.

Janet Payne, Engracia Avenue, complimented the architect on the design's creativity but expressed concerns that the project would violate the large front setback that other homes on this block have.

Heinz Kallenberger, Arlington Avenue, maintained that the project would devalue other property in the neighborhood because anyone who purchases the back unit would soon realize that it was not a good investment and turn it into a rental. He voiced objections to the lack of space for children to play and contended that the City's zoning is outdated. He called for an eight-foot high perimeter wall to be erected to muffle noise should the project go forward, vowing to call police every time he is bothered by noise from these condominiums if this is not done.

**MOTION:** Councilmember Scotto moved to close the public hearing. The motion was seconded by Councilmember Witkowsky and passed by unanimous roll call vote.

Councilmember Witkowsky requested clarification regarding the property owner's right to develop his property in accordance with the zoning and asked about ramifications to the City should the project be denied.

Deputy City Attorney Whitham advised that if the project met all requirements, it would not be before the Council. She explained that because the units are condominiums, a Conditional Use Permit (CUP) is required and in order to grant a CUP, a series of findings must be made, including a finding that the project would be compatible and in harmony with the neighborhood. She noted that both the CUP and the Division of Lot allow the Council the discretion to review a project and impose conditions to make it more compatible with the site.

Councilmember Witkowsky questioned whether this information should have been disclosed when the applicant purchased the lot. Deputy City Attorney Whitham advised that the seller of the property only had to disclose that the subject lot was zoned R-3 and it would have been up to the purchaser to investigate what the options for building on this lot would entail.

Mayor Walker voiced support the project with the architectural modifications recommended by staff, noting that unlike the previous project, this project does not involve a curb cut or front-facing garage. He conceded that that the front setback would not be as large as other homes on the block, but pointed out that it does comply with the minimum setback requirement, which has been in place for some time.

Councilmember Witkowsky stated she could not support the project as proposed, explaining that in order to make the project more compatible with the neighborhood, she believed the front setback should be increased to be line with other homes on this block, that the small front porch should be enlarged, and that the height of the project should be reduced.

Councilmember Guyton stated that although he likes this project a lot more than the previous one, he agreed with the modifications proposed by Councilmember Witkowsky and thought more could be done to the front of the project to make it match surrounding homes. He expressed concerns that the parking arrangement would prove to be so inconvenient that residents would end up parking on the street.

Councilmember McIntyre indicated that she could not support the project due to concerns about maintaining harmony in the neighborhood and the mass of the project. She stated that while there is no ordinance in place that addresses the air, light and privacy of neighbors, she was concerned that this project is so massive that it could interfere with the ability of adjacent neighbors to utilize their property as they see fit.

Councilmember Mauno stated that having spent a year looking at the old Torrance area as a member of the Community Planning and Design Committee, he came to the conclusion that any new development must be designed with architectural elements that will allow it to blend with the older homes in the area. He further stated that he could not support the project as proposed, but would be willing to allow the applicant an opportunity to redesign it.

Councilmember Scotto indicated that he favored allowing the applicant to work with staff to try to arrive a design that would be acceptable to neighbors.

**MOTION:** Councilmember Scotto moved to allow the applicant to redesign the project and bring it back directly to the City Council for reconsideration. The motion was seconded by Councilmember Witkowsky and passed by unanimous roll call vote.

CITY CLERK NOTE: Resolutions were not adopted

Councilmember Scotto asked that photographs of existing conditions at the project site be included in future slide presentations and that setbacks be indicated on the site plan.

The Council met as the Redevelopment Agency from 10:17 p.m. to 10:18 p.m.

## **16. ORAL COMMUNICATIONS**

**16A. City Clerk Herbers** reminded everyone that November 8 is Election Day, with polls open from 7:00 a.m. to 8:00 p.m. Voters can go to [www.lavote.net](http://www.lavote.net) to find polling locations and [www.smartvoter.com](http://www.smartvoter.com) for candidate information. Early electronic voting is available locally through November 4 at Carson Library, 151 E Carson and Redondo Beach Library, 303 N Diamond.

City Clerk Herbers announced candidate forums for the November 8, 2005 local elections to be held in the community.

Oct 26- Hollywood Riviera HOA, Richardson Middle School, 7:00 p.m.

Oct 27- Northwest Torrance HOA, North High School Library, 7:00 p.m.

Nov 2- Seaside HOA, Sea Aire Golf Course, 7:00 p.m.

**16B. Councilman Mauno** thanked all the people who came out last Saturday for Make a Difference Day at Madrona Marsh and assisted in the cleanup.

**16C. Councilwoman Witkowsky** reported that she had represented Mayor Walker as Mayor Pro Tem at the opening of the newly refurbished Cable Television Center at the Stanley Remelmeyer Telecommunication Center, noting that it is a state-of-the-art facility that would rival a television network's. She suggested the possibility of having a virtual tour of the facility available on the City's website.

**16D. Debbie Hayes**, Post Avenue, echoed Councilmember Witkowsky's remarks regarding the Cable Television Center.

**16E. Janet Payne**, Engracia, thanked the Council and City of Torrance staff for their sensitivity to the Old Torrance area, and for working so closely with her.

**17. EXECUTIVE SESSION**

Considered earlier in the meeting, see page 1.

**18. ADJOURNMENT**

At 10:24 p.m., the meeting was adjourned to Tuesday, November 1, 2005 at 6:00 p.m. for the regular meeting in the Council Chambers.

Attest:

/s/ Dan Walker

Mayor of the City of Torrance

/s/ Sue Herbers

Sue Herbers, CMC

City Clerk of the City of Torrance

Approved on February 7, 2006